



30 Vine Street
York, YO23 1BB

£440,000

2 1 2 F

NO ONWARD CHAIN! Churchills Estate Agents are delighted to offer for sale this two double bedroom mid terrace house, moments away from Bishopthorpe Road shopping parade and its popular thriving community, close to York city centre and Rowntree park.

Updated to a very good standard throughout with bespoke Parque flooring and feature log burner, the well cared for living accommodation comprises; entrance hallway, front reception with bay window, separate sitting room, full width kitchen with fitted appliances, utility room/WC, first floor galleried landing, two double bedrooms, three piece house bathroom suite and a boarded loft space accessed via a fixed wooden stair.

To the outside is a traditional front forecourt and rear walled courtyard garden with gate to service alleyway.

An accompanied viewing is strongly recommended.

Agents Notes:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

Sitting/Dining Room

12'7" x 9'10" (3.84m x 3.01m)



Lounge

13'2" x 11'10" (4.03m x 3.61m)

Kitchen

12'10" x 9'10" (3.92m x 3.00m)

Utility Room

11'8" x 6'5" (3.58m x 1.98m)

Bedroom 1

13'2" x 10'9" (4.03m x 3.29m)

Bedroom 2

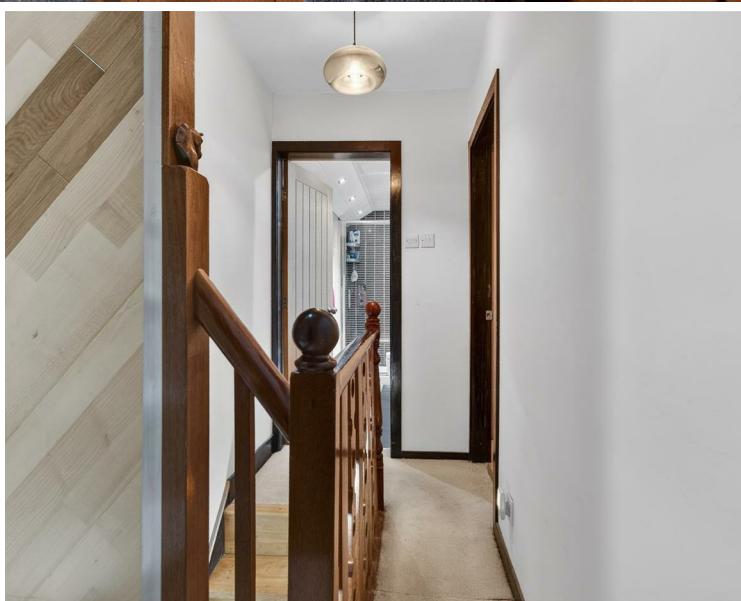
11'10" x 8'7" (3.61m x 2.63m)



Bathroom

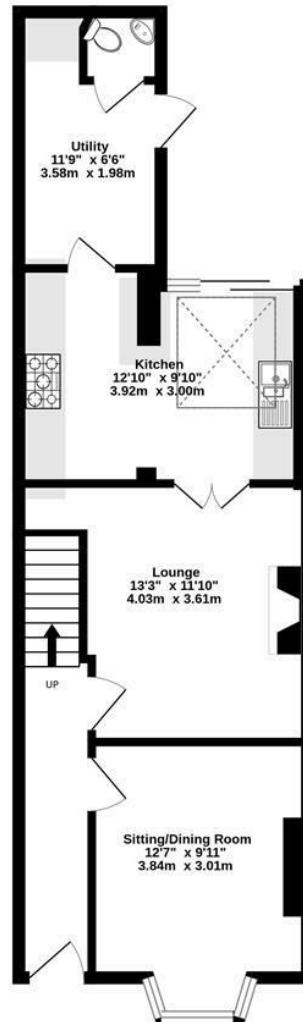
Agents Notes:

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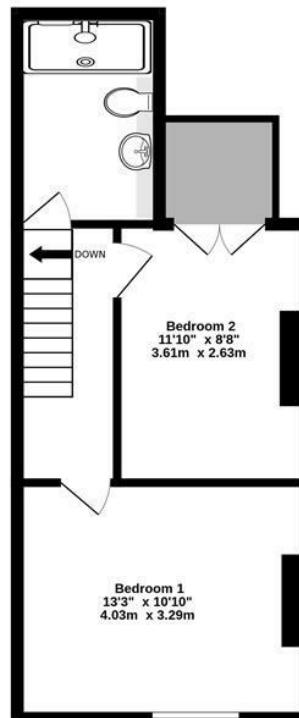


FLOOR PLAN

Ground Floor
491 sq.ft. (45.6 sq.m.) approx.



1st Floor
354 sq.ft. (32.9 sq.m.) approx.

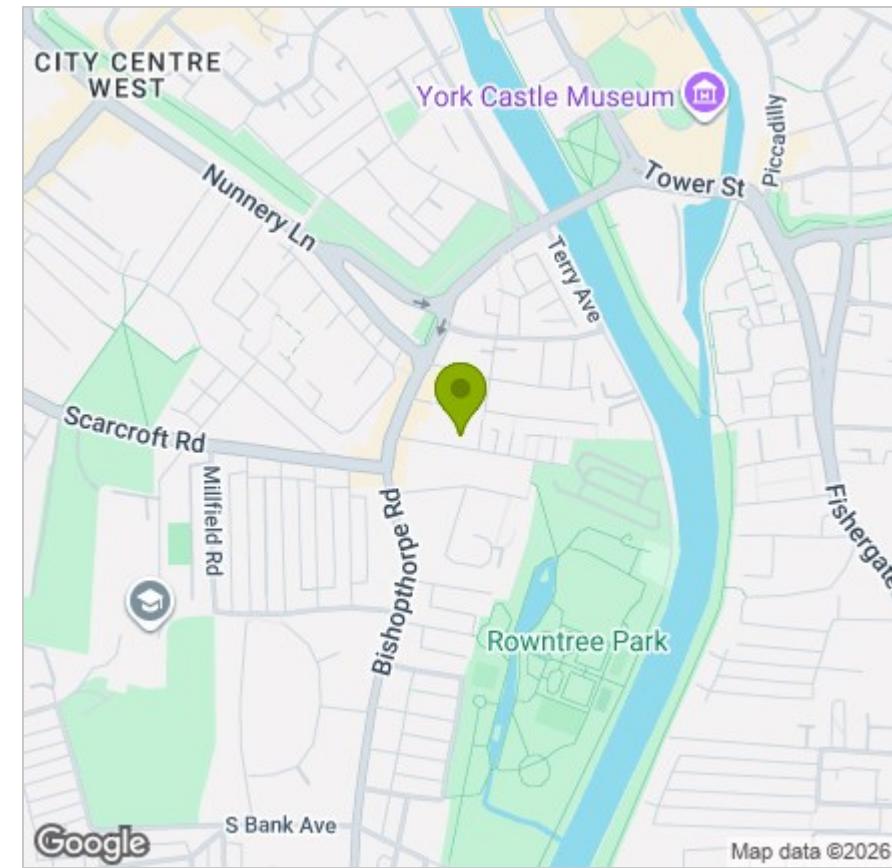


TOTAL FLOOR AREA : 844 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	45
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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